

Wisconsin Department of Regulation & Licensing

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IMPORTANT NOTICE – PLEASE READ

CHANGES IN APPRAISER EDUCATION REQUIREMENTS EFFECTIVE JANUARY 1, 2008

Appraisers considering upgrades to their credentials and persons considering a first application need to plan ahead for significant changes in education requirements that will be effective January 1, 2008.

Segmented Implementation

Persons completing the entire education requirement for their desired level prior to January 1, 2008 will be credited under the pre-2008 requirements.

Persons not completing the entire education requirement for their desired level before January 1, 2008 will need to meet all the new education requirements.

Education must be completed before submitting an application for a new credential or upgrade.

New Requirements

- **Increased hours of education:**

Licensed: From 90 to 150 hours
Certified Residential: From 120 to 200 hours
Certified General: From 180 to 300 hours

- **New college level courses or degrees from an accredited college or university:**

Licensed: None
Certified Residential: New: Associate degree, or 21 semester credit hours in specific content areas*
Certified General: New: Bachelors' degree, or 30 semester credit hours in specific content areas*

- **New core curriculum for each appraiser level**

Course Content	Licensed Residential Hours	Certified Residential Hours	Certified General Hours
Basic Appraisal Principles	30	30	30
Basic Appraisal Procedures	30	30	30
15 Hour National USPAP	15	15	15
Residential Market Analysis & Highest and Best Use	15	15	
Residential Site Valuation and Cost Approach	15	15	
Residential Sales Comparison and Income Approaches	30	30	
Residential Report Writing and Case Studies	15	15	
Statistics, Modeling and Finance		15	15
Advanced Residential Applications and Case Studies		15	

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Course Content	Licensed Residential Hours	Certified Residential Hours	Certified General Hours
General Appraiser Market Analysis & Highest and Best Use			30
General Appraiser Sales Comparison Approach			30
General Appraiser Site Valuation and Cost Approach			30
General Appraiser Income Approach			60
General Appraiser Report Writing and Case Studies			30
Appraisal Subject Matter Electives		20	30
TOTALS	150	200	300

Examples:

A – An applicant for licensed appraiser has completed 90 hours of education before January 1, 2008. The education would be accepted if it meets pre-2008 standards.

B – An applicant for an upgrade to certified residential appraiser has not completed 120 hours by January 1, 2008. This applicant must now meet the 200 hour total and also the total content must meet the core curriculum requirements for certified residential. The person must also show proof of an associate degree or 21 required semester credit hours*. The appraisal hours already taken must be evaluated by the course provider to show what parts of the core curriculum have been covered by each course taken. Proofs of education submitted with the application after January 1, 2008 must include this documentation to show that all the core curriculum has been covered by the 200 hours.

*Degree Equivalents

Associate degree: In lieu of a required associate degree, 21 semester credit hours from an accredited college or university covering the following subjects: English Composition; Principles of Economics (Micro or Macro); Finance; Algebra, Geometry or higher mathematics; Statistics; Introduction to Computers—Word Processing/Spreadsheets; and Business or Real Estate Law.

Bachelors degree: In lieu of a required bachelor's degree, 30 semester credit hours from an accredited college or university covering the following subjects: English Composition; Micro Economics; Macro Economics; Finance; Algebra, Geometry or higher mathematics; Statistics; Introduction to Computers—Word Processing/Spreadsheets; Business or Real Estate Law; and two elective courses in accounting, geography, ag-economics, business management, or real estate.

If the accredited college or university accepts the College Level Examination Program® (CLEP) examinations and issues a transcript showing its approval, credit will be given for testing out of one or more college course requirements above.